

## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**Official Eligibility Determination  
(OAHF use only)**

OAHF1403

Rev. 9/98

Date \_\_\_\_\_

Initials \_\_\_\_\_

- ☐ Determined Eligible – National Register  
☐ Determined Not Eligible – National Register  
☐ Determined Eligible – State Register  
☐ Determine Not Eligible – State Register  
☐ Need Data  
☐ Contributes to eligible National Register District  
☐ Noncontributing to eligible National Register District

**I. IDENTIFICATION**

1. Resource number: **5SM.1677**  
 2. Temporary resource number: **N/A**  
 3. County: **San Miguel**  
 4. City: **Telluride**  
 5. Historic Building Name: **Unknown**  
 6. Current Building Name: **Gunty House**  
 7. Building Address: **425 W. Pacific Avenue**

Parcel number(s):

**477901202010**

8. Owner Name and Address: **Gunty, Murry N., Trustee of the Telluride Residence Trust**  
**7116 Armat Drive**  
**Bethesda, MD 20817**



44. National Register eligibility field assessment:  
 Local landmark eligibility field assessment:

**Not Individually Eligible / Noncontributing to NHL**  
**Not Eligible / Noncontributing With Qualifications to District**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 $\frac{1}{4}$  of  $\frac{1}{4}$  of  $\frac{1}{4}$  of  $\frac{1}{4}$  of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252703 mE** **4202408 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 7, block 5**  
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **894 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This is a 1½-story wood frame cross gabled dwelling. The house rests on a low coursed sandstone foundation, partially covered with concrete pargeting, and its exterior walls are clad with painted cream white horizontal weatherboard siding with 1" by 4" corner boards. The gable roof is moderately-pitched, and is covered with red metal roofing material. The eaves are boxed with painted white wood trim, and a red brick chimney is located on the roof ridge. The symmetrical façade faces toward Pacific Avenue on the north elevation. A non-historic stained brown wood-paneled front door, with an oval light and a transom light, enters the center of the façade from a non-historic full-width front porch. This porch is approached by two wooden steps, and features a tongue-in-groove wood floor, an open painted white wood railing, 4" by 4" wood posts, and a shed roof with a small intersecting gable over the entry stairs. A white metal-paneled door, with one upper sash light, enters an enclosed shed-roofed mud porch on the south (rear) elevation. The house's original windows are single and paired 1/1 double-hung sashes, with painted white wood frames and surrounds. A non-historic single-light window is located near the north end of the east elevation. Another non-historic 2-light window is located in the south elevation's upper gable end.**
22. Architectural style: **No Defined Style**  
 Building type:

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23. Landscape or special setting features: **This property is located on the north side of Pacific Avenue in the block between Aspen and Townsend Streets.**

24. Associated buildings, features or objects:

**Secondary Residence**

A non-historic secondary residence is located adjacent to the alley at the north end of the property. This building is composed of a main two-story shed-roofed section, which measures approximately 20' N-S by 12' E-W, and a lower one-story shed-roofed extension to the west elevation, which measures approximately 14' N-S by 12' E-W. This building rests on a concrete block foundation, and its exterior walls are made of painted cream yellow board and batten. The shed roofs are covered with corrugated metal, and the eaves are boxed with painted cream yellow wood trim. A painted cream yellow solid wood door enters the east elevation. Another painted cream yellow solid wood door enters the south elevation from an uncovered wood porch. This building has horizontally-oriented 1x1 horizontal sliding and single-light fixed-pane windows.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:

Source of information: **Sanborn Insurance maps, October 1890 and February 1893; San Miguel County Assessor records.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

**Sanborn Insurance maps and San Miguel County Assessor files reveal that this property was developed between 1890 and 1893 with the construction of two dwellings, one located toward the front of the lot and the other located adjacent to the alley at the rear of the lot. These dwellings are depicted on the 1893 Sanborn map. Subsequent Sanborn maps, published in 1899, 1904, 1908, and 1922 indicate that the alley dwelling had been removed by 1899. (A one-story building of unknown use appears on the 1904 Sanborn map, but does not appear on subsequent Sanborn maps.) The Sanborn maps also indicate that the front dwelling was periodically modified over the years, as its footprint is depicted differently on the 1904 map relative to the 1899 map, and it is also depicted differently on the 1922 map relative to the 1908 map. The building's current footprint also does not precisely match what is depicted on the 1922 Sanborn map, indicating the building was further modified after that date. More recent alterations, subsequent to the 1986 survey, include the front porch, painted white horizontal Masonite siding, and upgraded door and window trim.**

**The extant secondary residence's date of construction is unknown; however, it appears to date from the circa 1970s or 1980s. No record of the secondary building's construction was found in Town of Telluride Building and Planning Department files, and it was not recorded during the 1986 historic inventory of this property.**

30. Original location: ☒ Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

35. Historical background:

**Sanborn Insurance maps and San Miguel County Assessor files indicate that this property was first developed between 1890 and 1893. Efforts to uncover biographical information about the families and individuals who resided here during the 1890s and early 1900s have been unsuccessful.**

36. Sources of information:

**San Miguel County Assessor records.**

**San Miguel County Commercial Property Appraisal Record.**

**Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.**

**Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**

**Town of Telluride Building Department building permit files.**

**Town of Telluride Planning Department files.**

## VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

- ☒ Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

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39. Area(s) of significance: **Architecture, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: ☒ State: Local:

42. Statement of significance:

**This house is historically significant for its association with Telluride's residential development during the early 1900s, and it is architecturally significant as a representative vernacular wood frame side-gabled dwelling dating from the Telluride Historic District's period of significance. Due to a fairly substantial loss of integrity, however, this property should be rated as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District's boundaries.**

43. Assessment of historic physical integrity related to significance:

**This building display a less than ideal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Due to substantial alterations to the historic dwelling (as described in section 29 above), this building does not currently add to the Landmark District's historic character. Moreover, the presence of the incompatible, non-contributing, secondary residence diminishes the integrity of setting.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**  
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications to District**
45. Is there National Register district potential? Yes ☒ No  
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒
46. If the building is in existing National Register district, is it: Contributing Noncontributing ☒ N/A:

## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 593-600** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**  
**Department**
49. Date(s): **09/01/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

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## Sketch Map





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## Location Map

